



5,500 SF \pm OF WAREHOUSE SPACE

8869 CITATION ROAD | ESSEX, MARYLAND 21221

FOR
LEASE



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- 5,500 SF \pm of warehouse space
- One (1) drive-in door (12' w x 12' h)
- Fully conditioned
- Situated within Pulaski Industrial Park
- Easy access to Route 40, I-695 and I-95

AVAILABLE:

5,500 SF \pm

CLEAR HEIGHT:

15'-17' \pm

DRIVE-INS:

1 (12' W x 12' H)

POWER:

3-PHASE 208V, 200A

ZONING:

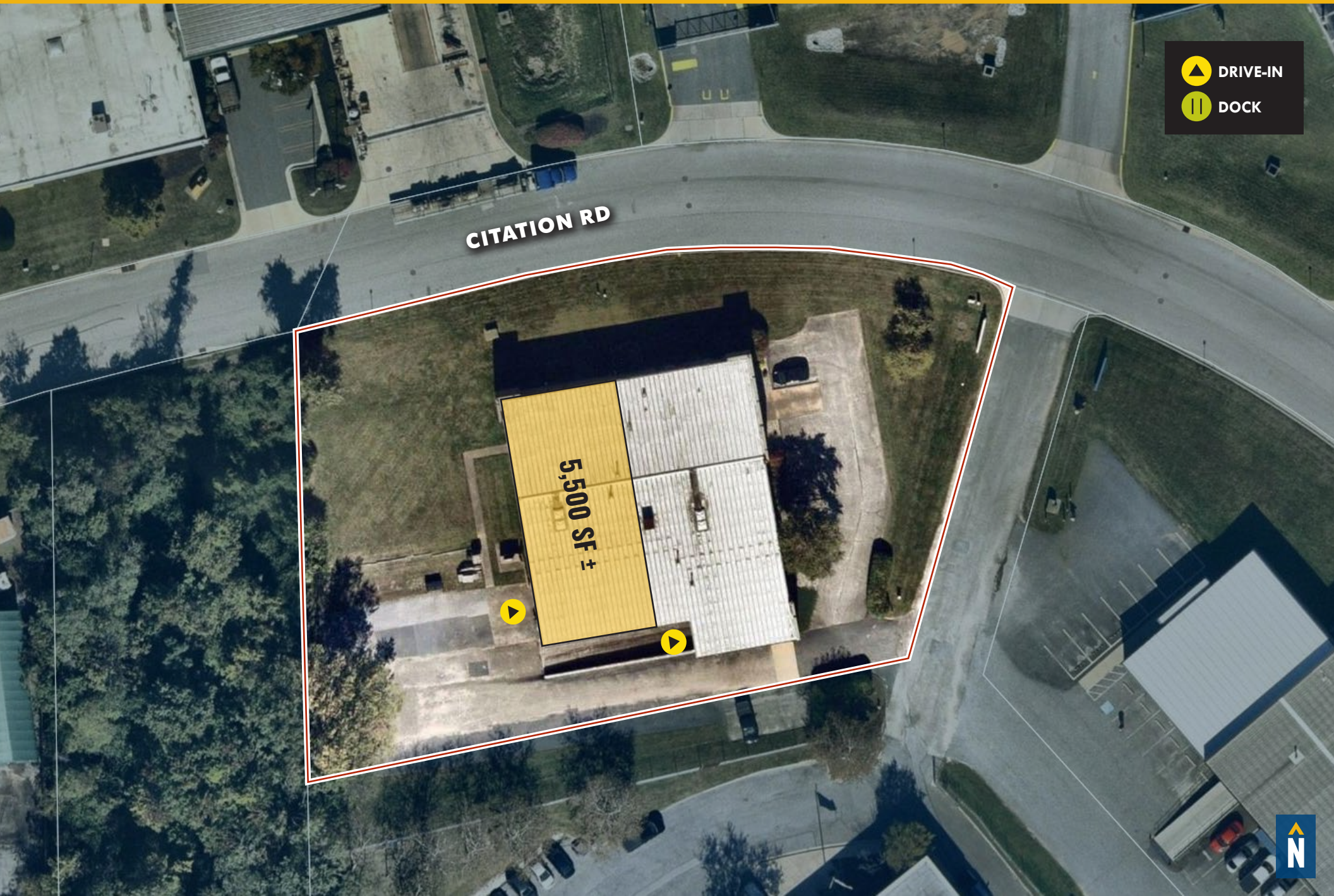
ML 1M (MANUFACTURING, LIGHT)
[INDUSTRIAL, MAJOR DISTRICT]

RENTAL RATE:

NEGOTIABLE



AERIAL



DRIVE-IN

DOCK



LOCAL BIRDSEYE



40



Carter



TRADE AREA

DRIVING DISTANCE TO:

40 0.7 MILES
2 MIN. DRIVE

695 1.2 MILES
4 MIN. DRIVE

95 2.5 MILES
5 MIN. DRIVE

PORT OF BALTIMORE
11.3 MILES
14 MIN. DRIVE
(SEAGIRT MARINE TERMINAL)

BWI
BALTIMORE-WASHINGTON
INTERNATIONAL
THURGOOD MARSHALL
AIRPORT
20.7 MILES
24 MIN. DRIVE

BALTIMORE, MD 8.6 MILES
20 MIN.

WASHINGTON, DC 49.6 MILES
55 MIN.

PHILADELPHIA, PA 94.9 MILES
1 HR. 30 MIN.

RICHMOND, VA 164.0 MILES
2 HRS. 30 MIN.



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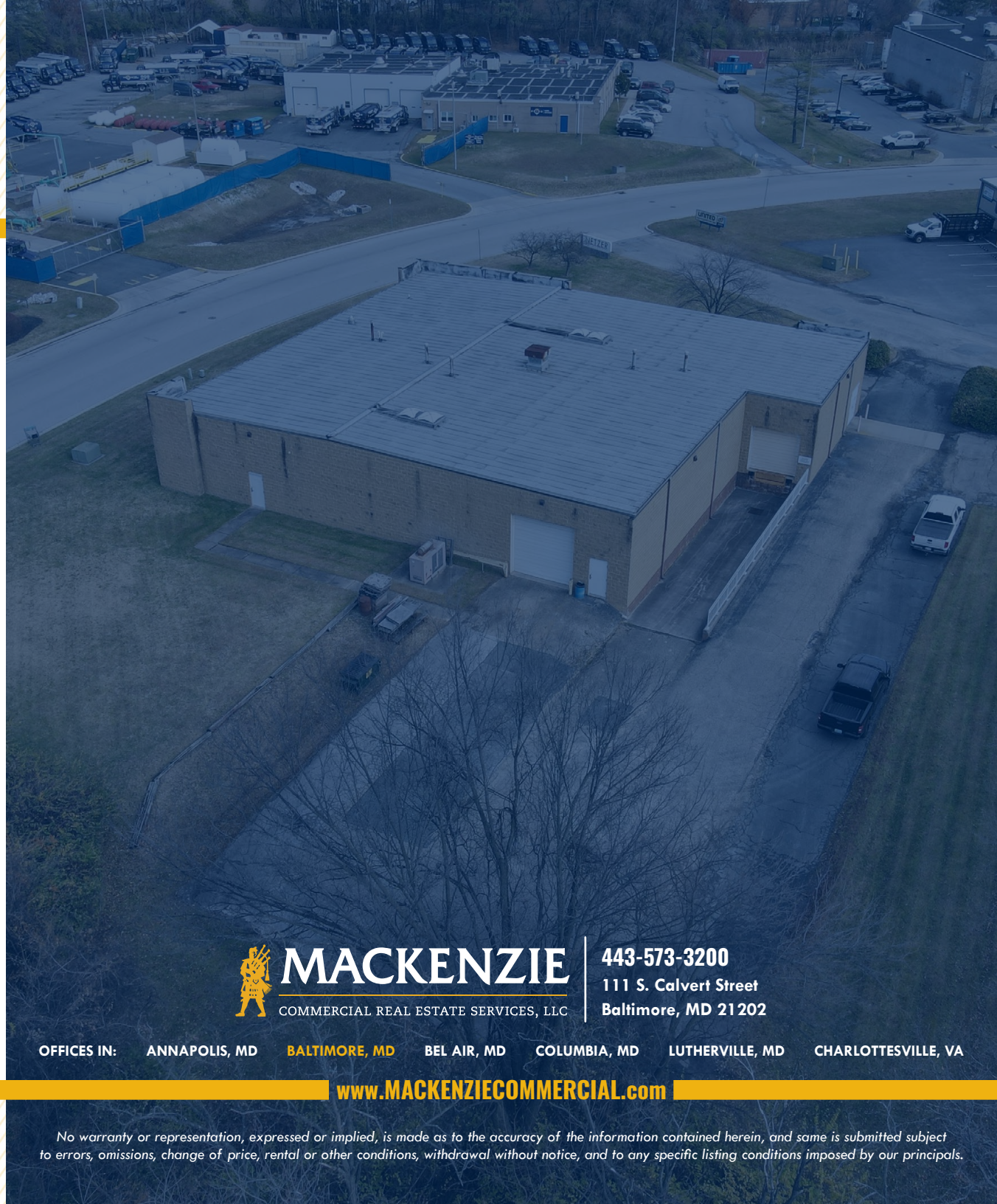
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VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



MACKENZIE

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